

1 DAVID A. ROSENBERG
 2 Nevada Bar No.: 10738
 3 US BANKRUPTCY TRUSTEE
 4 5030 Paradise Road., #B-215
 Las Vegas, Nevada 89119
 Phone: (702) 405-7312
 Fax: (702) 947-2244
 darosenberg@7trustee.net

7 **UNITED STATES BANKRUPTCY COURT
 FOR THE DISTRICT OF NEVADA**

8 **In Re:**
 9 **GAZSO, DENNIS A**
LEFEVER, SHELLE K

10 **Debtor(s)**

11 **Case No.: BK-S-12-12224 LBR
 Chapter 7**

12 **Hearing Date : N/A
 Hearing Time: N/A**

13 **TRUSTEE'S REPORT OF SALE**

14 Pursuant to F.R.B.P. 6004(f), the Trustee hereby reports the results of the sale following
 15 the *Trustee's Motion To Sell Assets Of The Estate Free And Clear Of Liens And Encumbrances*
 16 *And To Surcharge Proceeds Of Sale – Real Property [2513 Sierra Sage Street, Las Vegas, NV*
 17 *89134]*, which was granted by Court Order entered October 3, 2013 [Dkt. No. 51].

18 Attached as Exhibit 1 is the Final Seller's Closing Statement.

SALES PRICE	\$130,000.00
CLOSING COSTS	-\$10,775.36
§ 506(c) CARVE-OUT	-\$6,500.00
SALE PROCEEDS	\$112,724.64

23 The Trustee declares the foregoing is true and correct under penalty of perjury.

24
 25 **DATED** this Tuesday, October 22, 2013.

26 Respectfully Submitted:
 27 By: /s/ David A. Rosenberg
 David A. Rosenberg
 Panel Bankruptcy Trustee

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2 **EXHIBIT 1**
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11 **EXHIBIT 1**
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23 **EXHIBIT 1**
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28 **EXHIBIT 1**

Final Combined Statement

Stewart Title Company, Stewart Title Company

376 E. Warm Springs Road, Suite 190, Las Vegas, NV 89119, (702) 697-3700

Seller(s)	David A. Rosenberg, BK TTEE for the Estate of Dennis A. Gazso and Shelle K. LeFever, debtors, Case # 12-12224-lbr, 5030 Paradise #B215, Las Vegas, NV 89119
Buyer(s)	Yield & Profit Lien Fund I, LLC, 895 Dove Street, Suite 300, Newport Beach, CA 92660
Lender(s)	Lender
Property	2513 Sierra Sage Street Las Vegas, Nevada 89134

		137-14-810-068			
Closing Date	10/17/2013	Disbursement Date	10/18/2013	Proration Date	10/17/2013
Buyer				Seller	
Debit	Credit			Debit	Credit
		Sales/Price			
\$130,000.00		Contract sales price			\$130,000.00
		Additional Credits			
		\$139,950.00 Deposit to Close from Yield & Profit Lien Fund I, LLC			
		\$1,114.65 Add. Deposit to Close from Yield & Profit Lien Fund I, LLC			
		Prorations			
\$237.29		County taxes 10/17/2013 to 1/1/2014			\$237.29
\$48.01		Sewer 10/17/2013 to 1/1/2014			\$48.01
\$48.53		HOA Dues 10/17/2013 to 11/1/2013			\$48.53
\$56.71		HOA dues / Faiss Drive HOA 10/17/2013 to 11/1/2013			\$56.71
		Commissions			
		\$3,900.00 to Platinum Real Estate Professionals			\$3,900.00
		\$2,600.00 to Realty One Group, Inc			\$2,600.00
		Transaction Fee to Platinum Real Estate Professionals			\$599.00
\$575.00		Transaction fee to Realty One Group, Inc			
\$350.00		Title Charges			
		Settlement or closing fee to Stewart Title Company			\$350.00
		Owner's title insurance to Stewart Title Company			\$775.00
		Owner's title policy limit \$130,000.00			
\$50.00		Title Work Charge to Stewart Title Company			\$50.00
		Document fee to Stewart Title Company			\$200.00
\$48.00		Recording Fees/Transfer Charges			
		Deed \$48.00 Mortgage Releases Other \$44.00 to Stewart Title Company			\$44.00
		Additional Charges			
		Real property taxes 2nd qtr 2013-14 to Clark County Treasurer	POCS \$288.60		
\$1,284.00		HOA dues / Sun City Summerlin - exp. 11/15 to Silver State Trustee Services, LLC			\$711.28
\$150.00		HOA transfer fee to Silver State Trustee Services, LLC			
		Home warranty/WAIVED			
		Trash billed thru HOA			
		Sewer - exp. 12/31 to City of Las Vegas Sewer Services			\$113.62
\$6,500.00		Reimbursement to Bob Diamond			
\$230.00		BK Release fee to BK TTEE			\$1,098.00
		Adv HOA dues - Nov-Dec 2013 to Faiss Drive HOA			
		HOA dues / Faiss Drive HOA - exp. 10/29 to Faiss Drive HOA			\$725.00
\$225.00		HOA transfer fee / Faiss Drive HOA to Masters Association Management, LLC			
\$1,249.00		New Owner Reserve Assessment to Silver State Trustee Services, LLC			
\$141,051.54	\$141,064.65	Subtotals		\$11,165.90	\$130,390.54
\$13.11		Balance due to Buyer			
		Balance due to Seller			
\$141,064.65	\$141,064.65	Totals		\$130,390.54	\$130,390.54

YIELD & PROFIT LIEN FUND I, LLC

David Zussman
Manager

DAVID A. ROSENBERG, BK TTEE FOR THE
ESTATE OF DENNIS A. GAZSO AND SHELL K. LEFEVER,
DEBTORS, CASE # 12-12224-LBR

David A. Rosenberg
BK TTEE


 This is a handwritten signature in blue ink, appearing to read "DAVID A. ROSENBERG". It is positioned over a faint circular stamp that includes the text "STEWART TITLE COMPANY" and "NOTARIAL STAMP".
 I hereby certify this is a true and correct copy.
 David A. Rosenberg
 BK TTEE